

**Resolution authorizing a Lease Agreement with the City of Columbus for the Franklin County Municipal Court Building.  
(Public Facilities Management)**

**WHEREAS**, section 307.10 of the Ohio Revised Code authorizes procedures for sale, lease, transfer or granting of rights in real property by boards of county commissioners; and

**WHEREAS**, the Franklin County Commissioners ("County") wishes to enter into a Lease Agreement ("Lease") with the City of Columbus, an Ohio Municipal Corporation ("City"), for a 19-story office building located at 375 South High Street ("Building") and which at the time of the commencement of the Lease houses the Franklin County Municipal Court; and

**WHEREAS**, the County wishes to lease the Building to the City, excluding floors 5 and 6 and a basement level excluding mechanical and housekeeping rooms thereof; and

**WHEREAS**, the term of the Lease shall be for one year commencing April 1, 2009 and continuing automatically for successive one-year terms subject to the appropriation of funding by City Council and certification of funds by the City Auditor, and expiring December 31, 2030; and

**WHEREAS**, rent shall be based on the County's actual Operating Costs as defined in the Lease; and

**WHEREAS**, the Premises shall be used for governmental purposes only as defined in the Lease; and

**WHEREAS**, the City shall bill the County for the Cost of Maintenance and Routine Repairs on a prorated basis based on the County's percentage of the leaseable square footage; and

**WHEREAS**, the County shall bill the City for the Cost of Janitorial Service on a prorated basis based on the City's percentage of the "cleanable" square footage and per established janitorial standards as defined in the Lease; and

**WHEREAS**, upon expenditure by the City of an accumulated total of \$30 million in capital expenditures to the Building during the term of the Lease, as extended by renewals no later than December 31, 2030, the City shall have the option to take fee title to the Building by payment of the Option Purchase Price, per the processes as defined in the Lease; and

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**WHEREAS,** Franklin County Public Facilities Management recommends the approval of the attached Lease, per the terms and conditions of the Lease which are fully incorporated as if fully rewritten herein, and is binding on both parties.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, OHIO;

That the Lease between the Franklin County Commissioners and the City of Columbus for a 19-story office building located at 375 South High Street and which at the time of the commencement of the Lease houses the Franklin County Municipal Court is hereby approved.

Prepared by: Jim Goodenow

cc: Franklin County Auditor  
Franklin County Prosecuting Attorney  
Franklin County Office of Budget and Management  
City of Columbus, Chief Real Estate Attorney  
City of Columbus, Department of Finance and Management